

**MINUTES
HILTON VILLAGE ARCHITECTURAL REVIEW BOARD
WEDNESDAY, JANUARY 6, 2010
HILTON LIBRARY
7:00 P.M.**

PRESENT: J. Roger Hamilton, III; Chairman, Robert Saunders, Connie Keator;
Ryan J. Frantz; Katie Stodghill

ABSENT: Douglas Nunnally, Vice-Chairman, David Chappell

STAFF: Johnnie E. Davis, Executive Secretary

- (1) Mr. Hamilton called the meeting to order.
- (2) Ms. Keator moved that the minutes of the December 2, 2009 meeting be approved as submitted. The motion was seconded by Mr. Frantz and approved with a unanimous vote.

- (A) **Application No. CA-10-1553 – Steven Cook, 64 Hopkins Street, requests to remove the existing original front porch roof and parapet, and replace it back to its original design with a flat roof. Remove the existing columns and railings on the porch, and replace them to match the existing. Remove the front entrance door with side panels and screen door, and replace them to match the existing. Repaint the exterior of the house.**

Mr. Davis projected photos of the applicant's porch on the screen, and explained the details of the request. Mr. Hamilton asked if anyone on the Board had any questions concerning the request. Ms. Stodghill asked if the columns will match each other. Mr. Scott Bales; the contractor, stated the columns will be replaced and they will match. Mr. Bales stated the parapet on the roof will be removed and everything will be replaced as original. Ms. Stodghill asked about the siding. Mr. Bales stated all of the studs around the door will be replaced and cedar siding will be installed. Ms. Keator stated at the last meeting the board agreed during the preliminary design review that everything will be restored back as original. She asked about the side-panels with the truly-divided lights on the front door. Mr. Bales replied that the replacement door comes with the grids in between the panes; however, it will be modified so that the grids will be permanently applied to the exterior of the panes and they will match what was there originally. After further discussion, Mr. Hamilton asked if there were comments from the audience. There were not any comments. Mr. Frantz moved that the application be approved with the following stipulations: (1) that the

original porch and parapet shall be removed and restored back to its original design with a rubberized flat roof system without the parapet, (2) that the existing concrete porch floor shall remain, (3) that the columns and railings shall be removed and shall be replaced as original, (4) that the columns shall be constructed of paintable concrete material, (5) that the front entrance door with the side panels and the framing around the door shall be removed and the door shall be replaced with a wooden, six-panel, door as specified as style "B" in the Homeowner's Guide, and that the grids in the windows of the side panels of the door shall be permanently applied to the exterior surface of the glass to simulate the previous existing four-light windows, (6) that the siding and wall studs from the parapet roof line to the floor shall be removed and replaced as original with cedar siding, (7) that the plaster ceiling underneath the porch shall be replaced with tongue and groove wood, and (8) that the exterior of the house shall be painted to match the existing color scheme and the adjacent duplex. The motion was seconded by Ms. Keator and approved with a 5:0 vote.

- (B) Application No. CA-10-1554 – Matthew Page, 48 Hopkins Street, requests to replace all of the original windows in the house. The original windows will be replaced with thermal-paned windows with a style that matches the original styles. All of the replacement windows will be double-hung windows, with the exception of the casement window located in the first-story in the front of the house.**

Mr. Davis projected photos of the existing windows. Ms. Stodghill asked about the casement window in the first-story in the front of the house. Ms. Keator stated the board informed the applicant at the last meeting that the window should remain the same size. Mr. Jim Reynolds; the contractor, stated he will replace the window as existing. After further discussion, Ms. Keator moved that the application be approved with the following stipulations: (1) that the original windows shall be replaced with thermal-paned windows with a style that matches the original styles, (2) that all of the windows shall fit the exact size of the existing opening, (3) that all of the replacement windows shall be double-hung windows, with the exception of the casement window located in the first-story in the front of the house, which shall be replaced with a casement window with the same number of panes and the same size as the original casement window, and (4) that the replacement windows shall have exterior grids manufactured on the exterior surface of the glass that are 7/8 inches in width, and (5) that the grids shall have a profile.

The motion was seconded by Ms. Stodghill and approved with a 5:0 vote.

(C) Preliminary Design Review – Katie Stodghill, 60 Main Street, requests to expand a previously approved style fence into the rear and side yard.

Ms. Stodghill showed the board a drawing of where the proposed fence will be installed. Ms. Stodghill stated the fence will be installed in her neighbor's yard, and that part of the fence will run along her property line. Mr. Hamilton asked who should submit the application. Mr. Davis said the application should be submitted by the neighbor. Ms. Stodghill said she will get her neighbor to sign the application and submit it for the next meeting.

- (3)** Mr. Davis stated City Council will be presenting a resolution to the board in honor of winning the American Planning Association's "Great Neighborhoods Award." He said the resolution will be presented at the January 12, 2010 meeting, at 7:00 p.m., in the City Council Chambers. Mr. Davis encouraged the board to be in attendance for this prestigious honor.
- (4)** Ms. Stodghill asked about the status of the new guidelines. Mr. Hamilton replied he had submitted some corrections to the guidelines, since they had added some things that were not part of the original guidelines. He said he had asked them to remove them, and he was told that they would be making the changes and supplying the board with a new copy. Mr. Hamilton said the board has not received the corrected copy.
- (5)** Mr. Saunders moved that the meeting be adjourned. The motion was seconded by Mr. Frantz and approved with a unanimous vote.
- (6)** The meeting was adjourned at 8:45 P.M.

Johnnie E. Davis
Executive Secretary, HVARB

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